

MEMORANDUM

TO: District of Columbia Board of Zoning Adjustment
FROM: Stephen J. Mordfin, AICP, Case Manager
Joel Lawson, Associate Director Development Review
DATE: April 26, 2016

SUBJECT: BZA Case 19206 (1300 Pennsylvania Avenue, S.E.) **SUPPLEMENTAL REPORT**

At the hearing of April 26, 2016 the Board requested the Office of Planning (OP) prepare a supplemental report addressing its reasons for recommending approval of an area variance to rear yard in light of additional documentation submitted by the applicant.

The applicant submitted documentation that the core features of the building are located at the rear of the building, adjacent to the rear lot line, with no existing rear yard setback. Construction of an additional floor onto the building would require the extension of this staircase to provide access to the new third floor and relief from the minimum required fifteen-foot rear yard. Without the granting of a variance to rear yard the applicant would have to relocate this core feature of the building, which would be a practical difficulty. There would be no substantial detriment to the public good and no substantial harm to the Zoning Regulations as no rear yard exists and none can be provided.